

QUITCLAIM DEED

KNOW ALL MEN BY THSE PRESENTS, THAT GIGUERE & HUBERT, INC.
a corporation organized and existing under the laws of the State
of Maine, of Waterville, in the County of Kennebec and State of
Maine

028145

NO TRANSFER
TAX PAID

For consideration paid, grants to,

PAUL A. MCFARLAND and SUSAN A. MCFARLAND, husband and wife,
of Waterville, County of Kennebec and State of Maine as joint
tenants and not tenants in common their heirs and assigns,
forever,

whose mailing address is: 24 Oakland Street, Waterville, ME 04901

with QUITCLAIM COVENANTS,

A certain lot or parcel of land situated in WATERVILLE, County of
Kennebec and State of Maine, bounded and described as follows, to
wit:

On the North by Oakland Street; on the East by land now or
formerly of E. L. Cralg; on the South by land now or formerly of
Shorey; on the West by land now or formerly of Vigue.

Excepting and reserving from the above, however, is a parcel
of land conveyed to Giguere & Hubert by deed recorded in Kennebec
Registry of Deeds Book 1230 Page 232 to which reference is made
and the description thereof is incorporated by reference.
Being part of the same premises formerly occupied by the late W.
S. McCartney as a homestead.

Real estate tax liens against the homestead premises of Merle
S. McCartney for the years 1954 and 1955 were recorded in Kennebec
Registry of Deeds Book 950 Page 218 and Book 1042 and Page 270.
Merle S. McCartney conveyed the homestead premises to Laurier O.
Hubert and Celia A. Hubert by deed recorded December 26, 1956 in
said Registry Book 1067 Page 171. Laurier O. Hubert and Celia A.
Hubert conveyed a portion of the premises (22 Oakland Street) to
Giguere & Hubert, Inc. by deed recorded July 26, 1961 in said
Registry Book 1230 Page 232.

In discharge of the above tax liens, the City of Waterville
should have conveyed 22 Oakland Street to Giguere & Hubert, Inc.
and 24 Oakland Street to Donald S. Perkins and Ruth M. Perkins,
the then equitable record titleholders of the two separate
parcels.

Instead, the City of Waterville erroneously divested itself
of record tax title to BOTH parcels by its quitclaim deed to
Giguere & Hubert, Inc. dated July 15, 1974.

The herein grantees are successors in interest of Donald S.
Perkins and Ruth M. Perkins and this is a corrective deed to clear
the record title occasioned by the abovementioned erroneous City
of Waterville quitclaim deed in Book 1749 Page 194.

TO HAVE AND TO HOLD the aforegranted and bargained premises,
with all the privileges and appurtenances thereof, to the said
PAUL A. MCFARLAND and SUSAN A. MCFARLAND, their heirs and assigns,
to them and their use and behoof forever.

IN WITNESS WHEREOF, the said GIGUERE & HUBERT, INC. has caused
this instrument to be sealed with its corporate seal and signed in
its corporate name by Willie J. P. Giguere, its duly authorized
Treasurer, this twentieth day of the month of July, 1974.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GIGUERE & HUBERT, INC.

BY:

Willie J. P. Giguere

Willie J. P. Giguere

ITS Treasurer

STATE OF MAINE, Kennebec, ss.

Then personally appeared the above named Willie J. P.
Giguere as Treasurer of said Grantor corporation as aforesaid and
acknowledged the foregoing instrument to be his free act and deed
in his said capacity, and the free act and deed of said
corporation.

Before me,

1974 DEC 14 AM 8:00

Warren M. Poulin
Warren M. Poulin, Esq.
Notary Public

SEAL